



**ANTELOPE VALLEY-EAST KERN WATER AGENCY
 ANTELOPE VALLEY-EAST KERN WATER AGENCY FINANCING AUTHORITY
 SPECIAL BOARD MEETING AGENDA**

TUESDAY, NOVEMBER 30, 2021, AT 5:30 PM

Teleconference: (669) 900-6833; ID No. 8 9 4 3 5 7 2 7 6 5 7 ; PASSCODE: 0

Video Conference:

<https://us02web.zoom.us/j/89435727657?pwd=ak1XbmprdfBUQnRZOWszWU91VHdyUT09>

*****Please mute audio at all times unless speaking*****

1. CALL TO ORDER

- 2. ROLL CALL:** Division 7 – Gary Van Dam _____; Division 6 – Audrey T. Miller _____;
 Division 5 – Robert Parris _____; Division 4 – George M. Lane _____; Division 1 –
 Shelley Sorsabal _____; Division 3 – Frank Donato _____; Division 2 – Keith Dyas _____

OFFICERS: General Manager – Dwayne Chisam; Attorney – Jim Markman/Tilden Kim;
 Board Secretary/Treasurer – Holly Hughes

- 3. VOLUNTARY PUBLIC ROLL-CALL** – If any member of the public wishes to introduce themselves, please feel free to do so now.

- 4. PUBLIC COMMENTS AND PERIOD OPEN TO THE PUBLIC** – If anyone wishes to address the board on any item not on the agenda, please feel free to do so now.

5. ADOPTION OF AGENDA

5(a-1)	Adoption of Agenda for Board Meeting of November 30, 2021	Board Order 5(a-1)
--------	---	--------------------

- 6. CONSENT CALENDAR** – The public and board shall have an opportunity to comment on any action item(s) on the Consent Calendar as the Consent Calendar is considered collectively by the Board of Directors prior to action being taken.

			Page
6(a-1)	Approve Minutes of the Regular Board Meeting of October 26, 2021	Board Order 6(a-1)	5
6(a-2)	Accept and file the Check Register Lists from October 30, 2021, through November 19, 2021 (Finance Committee Review – 11/29/21)	Board Order 6(a-2)	11
6(a-3)	Accept and File the Treasurer’s Report for the Month Ending October 31, 2021 (Finance Committee Review – 11/29/21)	Board Order 6(a-3)	21

6. CONSENT CALENDAR – (Continued)

			Page
6(a-4)	Accept and File the Revenue and Expense Report for the First Quarter of Fiscal Year 2021/2022 (Finance Committee Review – 11/29/21)	Board Order 6(a-4)	37
6(a-5)	Approve Non-Interference Letter for Tract Map No. 74927 in the City of Palmdale (Finance Committee Review 11/29/21)	Board Order 6(a-5)	41
6(a-6)	Approval to Advertise for Competitive Bids for High Desert Water Bank Recovery Well Drilling Package #2 (Project No. HDWB 21-02) (HdWB & WBR Committee Review 11/18/21)	Board Order 6(a-6)	45
6(a-7)	Consideration and possible action to continue the Water Rates Public Hearing until December 14, 2021 (Water Rates & Capacity Fees Committee Review 11/11/21)	Board Order 6(a-7)	47
6(a-8)	Accept and File Agency Activities Report for Month Ending October 31, 2021	Board Order 6(a-8)	49

7. ITEM(S) FOR CONSIDERATION AND POSSIBLE ACTION

a. Finance Committee (FD/KD/SS) 11/29/21

			Page
7(a-1)	Property Tax Analysis and Forecast Report – Dave Schey, HdL Coren & Cone		53
7(a-2)	Consideration and possible action for Tractor Purchase for the Westside Water Bank; proposal submitted by Coastline Equipment in the amount not-to-exceed \$95,677.15, including an extended 3 year/5,000-hour warranty (Budgeted; Capital Project VN22-01; Jon Bozigian, Operations Manager).	Board Order 7(a-2)	59

b. High Desert Water Bank & Water Bank Resources (FD/SS/KD) 11/18/21

			Page
7(b-1)	Consideration and Possible action on a Professional Services Agreement with Kennedy Jenks for On-Call Construction Management Services for the High Desert Water Bank (Engineering Manager Livesay)	Board Order 7(b-1)	71

c. Redistricting Committee ad-hoc (GL/FD/KD) 11/22/21

			Page
7(c-1)	Set One (1) Public Workshop for Agency Redistricting Process to begin for 12/15/21 at 6 p.m. (General Manager Chisam)	Board Order 7(c-1)	119
7(c-2)	Set Four (4) Public Hearing Dates for Agency Redistricting Process for 6 p.m. on 1/12/22; 2/9/22; 3/9/22; and 3/22/22 (General Manager Chisam)	Board Order 7(c-2)	121

d. Watermaster Committee (RP/FD/GL)

Page

7(d-1)	Review AV Watermaster Agenda for Special Meeting of 12/08/21 and Provide Guidance to Representative (General Manager Chisam)	123
--------	--	-----

8. GENERAL MANAGER’S REPORT ON WATER SUPPLY, PROJECTS, AND PROGRAM

8(a-1)	Discussion on 2022 Water Operations – Long Term Plan / Short Term Plan; Goals	127
--------	---	-----

9. DIRECTOR REPORTS

10. ATTORNEY REPORT

11. REQUEST FOR FUTURE AGENDA ITEMS

12. CLOSED SESSION

- a. *Possible* Closed session pursuant to Government Code Section 54956.8
Conference with Real Property Negotiators

Property: APN's: 3275-021-003, 3275-021-004, 3275-021-008, 3275-021-011, 3275-021-015, 3275-021-027, 3275-021-028, 3275-021-030, 3275-021-035, 3275-021-038, 3275-021-039, and 3275-021-040.

Agency Negotiator: General Manager Dwayne Chisam

Negotiating parties: AVEK and Ariel and Edna Braza, Marco and Estela Segui; Abraham L and Francisca T. Castillo; Mohammadnejat Davoodian, Kobra Sofavi, Bill Chuan, Kelly Yip, Arley Wolf; Hector Lopez, Maura Lopez, Armando Funes, Ruth Funes; Man Leung Ng, Quang Thanh Su, Ellen Tam Su, Wing Kit Law, Steve B Phui, Nhi M. Vong-Phui; Jumayde N Paayas and Editha T Paayas; Raquel Sisayan LLC; Raquel Sisayan LLC, Steven G Johnson and Stephanie A Johnson; Elizabeth Y Tan, Maria Isabella T Santos, Juan Emanuel T Santos; Danny C Vidamo and Aida S Vidamo.

Under negotiation: Price and terms of payment for possible purchase

- b. *Possible* Closed Session – Conference with Legal Counsel – Existing Litigation, to which the local agency is a party pursuant to Government Code Section 54956.9(d)(1), one case, *CV Communities, LLC v. Antelope Valley-East Kern Water Agency*, Los Angeles County Superior Court Case No. 20STCV10953.
- c. *Possible* Closed Session pursuant to Government Code Section 54956.8
CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Property: 2227 +/- acres located at 16700 Lancaster Rd, Lancaster, CA 93536
Agency negotiators: Dwayne Chisam, General Manager
Negotiating Parties: Healy Enterprises, Inc.
Under negotiation: Price and terms of payment
- d. *Possible* Closed Session pursuant to Government Code Section 54956.8
CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Property: Willow Springs Water Bank, 16071 Gaskell Rd., Rosamond, CA 93560
Agency negotiators: Dwayne Chisam, General Manager; Matt Knudson, Assistant General Manager
Negotiating Parties: Antelope Valley Water Storage, LLC
Under negotiations: Price and terms of payment

13. CLOSED SESSION ANNOUNCEMENTS

14. ADJOURN TO A SPECIAL BOARD MEETING SCHEDULED FOR TUESDAY, DECEMBER 14, 2021, AT 5:30 P.M.

Note: The Board reserves the right to discuss and/or act on all the above agenda items.

NOTICES

Any person may make a request for a disability-related modification or accommodation needed for that person to be able to participate in the public meeting by telephoning (661) 943-3201 or writing to Antelope Valley-East Kern Water Agency at 6450 West Avenue N, Palmdale, CA 93551. Requests must specify the nature of the disability and the type of accommodation requested. A telephone number or other contact information should be included so that Agency staff may discuss appropriate arrangements. Persons requesting a disability-related accommodation should make the request with adequate time before the meeting for the Agency to provide the requested accommodation.

A complete agenda packet containing all accompanying reports for this agenda is available by contacting the Board Secretary-Treasurer at hhughes@avek.org or (661) 943-3201. Board meetings are subject to audio recording.

Posted: November 24, 2021, at 3 p.m. by Holly Hughes, Board Secretary-Treasurer

A handwritten signature in blue ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.